

All Members present – Meeting commenced at 6:05 p.m.

Richard J. Daley, Jr., Chairman
Herbert Foster, Jr., Clerk

Orsola Susan Fontano
Sal Querusio
Marlene Smithers, (Alt.)
Richard Rossetti, (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, April 14, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

51 Warren St. Applicant, Antonio Pereira, and Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone. *Applicant requested to Withdraw the Petition Without Prejudice. HF made a motion to approve, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ, MS, request approved.*

131 Willow Ave. Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RC zone. *The Board asked questions concerning testimony taken in the case continued until next meeting on April 28, 2004. ******

1-4 Hayden Terrace Applicants, James Douglas & Steven Caruso, Owner, One Hayden Terrace Trust. The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to alter a nonconforming use (SZO §4.5.3) to legalize alterations to an existing four-family dwelling. RB zone. *HF made a motion to approve the special permits, SQ seconded the motion, vote taken (3-2) HF, SF, SQ voted to approve the motion, RD, RR voted against the motion. Motion to approve the requested special permits denied.*

30 Pinckney St. Applicant: Paul Pace; Owners: Paul and Carol Pace. The Applicant seeks a variance from minimum lot area per dwelling unit requirements (SZO §8.5.B) and special permit for relief from one required off-street parking space (SZO §9.13.a) to convert an existing two-family to a three-family dwelling. RB zone. *The Applicant submitted a new site plan. The Board continued the matter to allow Traffic and Parking to comment on the changes. Continued until April 28, 2004.*

******* Please note that no new testimony was taken during this hearing. The record had closed April 7, 2004 @4:30 p.m.**

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. *Case remains open, continued until April 28, 2004.*

35 Hawthorne St. Applicant and Owner: David Brookes. The Applicant seeks a variance from minimum lot size (SZO §8.5.A) to demolish the existing building and construct three townhouses. RB zone. *Applicant requested to Withdraw the Petition Without Prejudice. HF motion to approve, SQ seconded (5-0) RD, HF, SF, SQ, MS, motion approved.*

5-7 Ashland St. Applicant & Owner, Michael Lee seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make renovations to an existing three-family dwelling, including enclosing a covered porch and adding a deck. RB zone. *Open and continued until April 28, 2004.*

212 Holland St. Applicant: Azem Dervisevic; Owner: Cyndie Kargatzis. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a deck at the front of the existing structure (Sabur Restaurant). Neighborhood Business (NB) zoning district. *Applicant allowed to Withdraw their application. The Applicant will pursue a by right request and seek necessary permitting with Licensing.*

6-8 Beacon St. Applicant: Chestnut Hill Partners; Owner: Suhail El-Alami. The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to construct a four story residential building. The Applicant also requires a special permit with site plan review for multiple dwelling use of seven or more units (§7.11.1.c); and a variance from maximum height requirements (§8.5.F). RC zone. *Case opened, testimony taken continued until April 28, 2004.*

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief of four (4) required off-street parking spaces to change the use of the building from office space to a church. Business A (BA) zoning district. *Case opened, no testimony taken, the Applicant and Ward Alderman Tom Taylor asked to continue the matter in order to have community meetings regarding the proposal. Case will be heard on May 26, 2004.*

3,7,9 Hanson St. Applicant: Gregory Rochlin; Owner: Great Eastern Development Co., LLC. The Applicant seeks a special permit with site plan review (SZO §7.2) to make a three-story three-family dwelling into three separate principal structures. The Applicant also requires a special permit for modification of parking design standards (§9.13.b) to have three curb cuts on one street line. RB zone. *Case opened and continued until the next hearing on April 28, 2004.*

Meeting adjourned at 8:00 p.m.

ZBA 4/14/04